



SDMS Doc ID 2016633

**FINAL (MARCH 14, 2004) DRAFT
SPECIFIC PLAN
FOR THE DEVELOPMENT OF
THE WASTE DISPOSAL, INC. SITE
CITY OF SANTA FE SPRINGS, CALIFORNIA**

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Printed On:
April 7, 2004

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**SPECIFIC PLAN
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1 Introduction

1.1 Statement of Purpose

This Specific Plan is being prepared to guide the redevelopment of a federally designated Superfund site known generally as the Waste Disposal, Inc. Site ("the Site", or "the WDI Site"). The primary need for the Specific Plan is to ensure that the environmental standards imposed by the Environmental Protection Agency ("EPA") and the building and design standards of the City of Santa Fe Springs are met if development occurs on the Site. The implementation of this Specific Plan will lead to the redevelopment and reuse of the Site, assure environmental safety on the project site, improve the visual atmosphere and function of the immediate area, and ensure that any future development will ultimately enhance the community of Santa Fe Springs and the surrounding area.

Any developer of the Site, whether a current or future property owner, must ensure that the development and all related plans conform to the land and water use restrictions selected by the EPA in the Amended Record of Decision (ROD). The Environmental Restriction Covenants (ERCs) are the land use restrictions listed in the Amended ROD as "institutional controls." The ERCs are recorded with the County of Los Angeles as deed restrictions that "run with the land" for individual land parcels on the Site. In addition, developers are required to adhere to the requirements of this Specific Plan. In the event that there is a

Figure 1 – Santa Fe Springs Regional Map

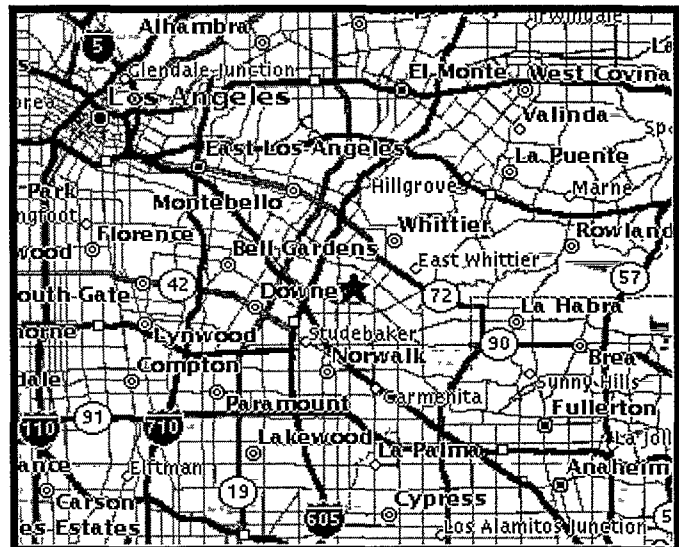
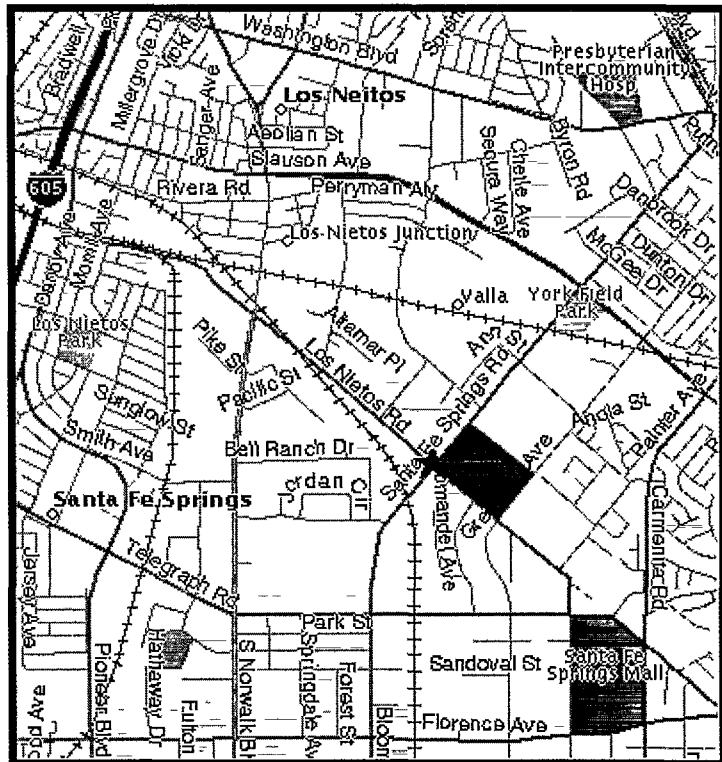


Figure 2 – Local Area Map



conflict between this Specific Plan or the City's development standards and the remedial measures established by the EPA, the EPA requirements shall take precedence.

1.2 Location of Project

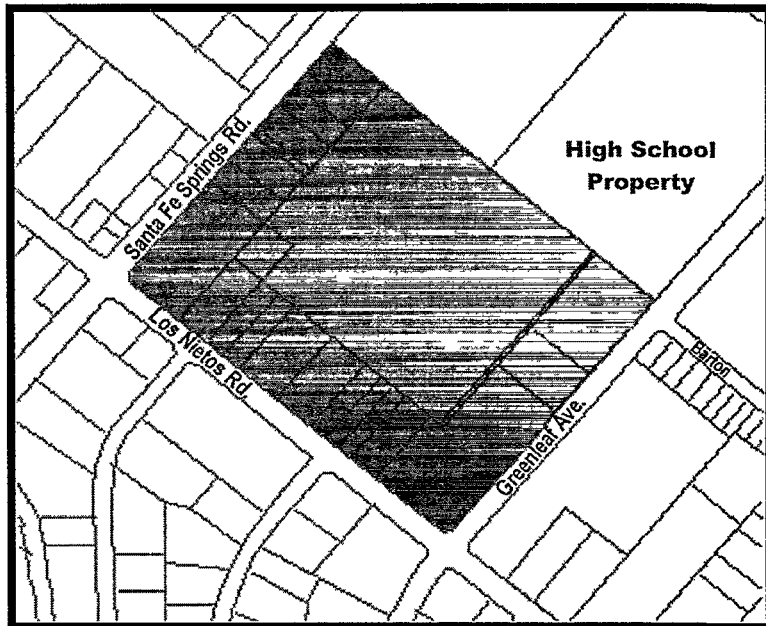
The WDI Site is located in the City of Santa Fe Springs, Los Angeles County, California. The City is located approximately 13 miles southeast of downtown Los Angeles with neighboring cities of Whittier, La Mirada, Cerritos, Norwalk, Downey, and Pico Rivera (see Figure 1, where the project location is identified by the star in the center of the map).

The WDI Site is generally described as those properties north of Los Nietos Road, east of Santa Fe Springs Road, west of Greenleaf Avenue, and south of the prolongation of Barton Street (see Figures 2 & 3, where the project location and area is identified by the blue square).

The total acreage of the WDI Site is approximately 38 acres encompassing 22 separate parcels. A legal description of the parcels included in the Specific Plan

is attached as Appendix B. Within the project Site there are over 36 independent, viable businesses that employ dozens of people. In addition, many other persons regularly visit the Site on business.

Figure 3 – Specific Plan Area



For the purposes of this document, Santa Fe Springs Road shall be considered the western boundary of the Site, Los Nietos Road shall be known as the southern boundary, Greenleaf Avenue shall be considered the eastern boundary, and the boundary running along the southern boundary of the high school, parallel to the apparent prolongation of Barton Street shall be designated the northern boundary of the Site.

1.3 Objectives of the Plan

It is the intention of the City to encourage future redevelopment of the WDI Site that does not interfere with or compromise the remedy implemented under the Amended Record of Decision. As such, the cleanup remedy established by the EPA must be implemented during or prior to development of the Site, whether that development takes place all at once or in distinct phases, as provided in this Plan. The City also wishes to encourage developments at the WDI Site that are viable in both the short- and long-term and which help eliminate non-conforming buildings and improvements. To the extent possible, the City also hopes this Plan will enable property owners to blend existing buildings into the long-term redevelopment goals. The City intends to avoid policies that compromise the feasibility of a project by enacting regulations without justification. Finally, the City wishes to ensure that any eventual development of the WDI Site does not

adversely impact adjoining or nearby properties. Building setbacks, landscaping, circulation, and parking on the Site should be constructed in such a manner as to remove or minimize any negative outcomes to the surrounding area.

The City also wishes to meld the efforts of the EPA, the potentially responsible parties, and the Community Development Commission to ensure that the remediation does not result in the creation of an unsightly, blemished mass of vacant land.

Furthermore, the City intends to ensure, to the extent possible, that redevelopers will be required to undertake mitigation if EPA determines that redevelopment could hinder or adversely impact the remedial systems on Site.

In summary, the City wishes to provide a clear policy document in order to expedite the redevelopment process and will further this goal by providing for timely approvals for development proposals that adhere to the tenets of this Plan. The overall goal of this document is to provide a framework for future developers to follow that enables them to obtain development approvals without encountering unnecessary jurisdictional obstacles and delays. It is not the goal of the City to undertake a wholesale displacement of the existing tenants or property owners. It is the desire of the City to work with the property owners at the Site to bring about the goals of this Plan.

1.4 Status of the Specific Plan

This Specific Plan is intended to serve as an established policy statement by the City of Santa Fe Springs for development of the WDI Site. As such, any development proposals for the WDI Site are expected to adhere to the adopted Specific Plan; however, the City Council has the discretion to override any controls established in this Specific Plan to better serve the goals and policies of the City's General Plan. Where the Specific Plan provides additional controls not discussed in the General Plan, those controls should be met by the project proponent. In all other areas, the City's General Plan and Zoning Ordinance shall be strictly adhered to. Any development at the WDI Site, whether proposed by a current or future property owner, will be reviewed by the Planning Commission and the Community Development Commission through duly noticed public hearings in order to verify that the proposed development is consistent with the requirements of this Specific Plan, the General Plan, the Zoning Ordinance, and the Consolidated Redevelopment Plan. Through the public hearings conducted by these bodies, the public will have opportunities to review and comment on any proposed development at the WDI Site.

While this Specific Plan attempts to identify the various components of the Amended Record of Decision (Amended ROD) that might affect future redevelopment of the Site, developers and interested parties are encouraged to review the Administrative Record for the WDI Site in order to view the detailed information contained therein.

1.5 Developmental Oversight for WDI

Development at the WDI Site can only proceed if the performance standards, environmental statutes, and regulations imposed by Federal and State agencies are adhered to in addition to the requirements of this Specific Plan. As such, it will be essential for prospective Site developer(s) to coordinate all efforts with

these oversight agencies as well as with the City of Santa Fe Springs to ensure that all regulations are understood and met through the proposed development.

A copy of the Administrative Record for the WDI Site is available for review in the Santa Fe Springs Library. Many of these documents contain information that would be pertinent to redevelopment of the WDI Site, including summaries of the site investigations, monitoring reports, the Supplemental Feasibility Study, the Amended ROD, remedial design documents, and work plans. The EPA adds new documents to the Administrative Record as they become available. Any such supplemental documents will be available for review at the City Library.

1.6 Summary of Preparation Process

This Specific Plan has been prepared by the City of Santa Fe Springs, Department of Planning and Development, with the guidance and assistance of the Citizens Participation Committee – a group of interested property owners, business owners, adjacent property owners, and neighboring residents – and has been reviewed by the Environmental Protection Agency, the State Department of Toxic Substances Control, and the Waste Disposal, Inc. Group prior to formal circulation. All site plans that are included in this document have been prepared by the team of Osborn Architects, Mia Lehrer + Associates, and KPFF Consulting Engineers and were generated through multiple meetings and discussions with the project stakeholders and interested parties, including the Citizens Participation Committee. Prior to adoption, this Specific Plan was circulated to appropriate State and local agencies, and the public generally for review and comment and appropriate environmental documents have been created, circulated, and adopted in conjunction with this Plan.

2 Background and Setting

2.1 Statutory Authority

This Specific Plan has been prepared in accordance with Section 65451 of the California Government Code, which mandates that a Specific Plan be structured as follows:

- (a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:
 - (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
 - (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
 - (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
 - (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

- (b) The specific plan shall include a statement of the relationship of the specific plan to the general plan.

The pertinent code sections for this Specific Plan document are included in Appendix A at the rear of this document.

2.2 Historical Context

At its center, the WDI Site contains a buried 42 million-gallon reservoir constructed for the storage of crude oil (petroleum), commonly referred to as the "Dial". The bottom of the earthen, concrete-lined reservoir was built several feet below the original ground surface, and was approximately 600 feet in diameter. The reservoir was decommissioned as a storage vessel in the early 1940's, and by the late-1940's the reservoir and surrounding areas were being used for the disposal of a variety of liquid and solid wastes; this disposal continued until the mid-1960's. Wastes disposed at the Site include petroleum chemicals, solvents, sludges, construction debris, drilling mud, and similar waste materials. During the late-1960's, the reservoir and portions of the Site were covered with soil. The Site was added to the Environmental Protection Agency's National Priorities List – i.e., designated as a "Superfund" site in 1987.

The WDI Site lies adjacent to an historic oil field that is transitioning into a prime industrial area. The California Division of Oil and Gas records reveal that there are no known abandon oil wells within the boundaries of the Site. Throughout the community, the City has had great success in converting "Brownfield"¹ sites into higher more productive land uses; it is the City's goal to experience this same success at the WDI Site.

Since 1987, the EPA has worked with the Potentially Responsible Parties in order to identify and implement a cleanup strategy for the WDI Site. That effort has resulted in the development of the Amended Record of Decision (ROD), which identifies the specific components of the remediation strategy and outlines the specific controls and oversight measures that will be in place to protect persons who use the property in the future.

In 2000, the City received a grant from the EPA. The purpose of the Superfund Redevelopment Initiative (SRI) grant is to assist the City in undertaking a planning process that will evaluate opportunities and alternatives for beneficial reuse of the WDI Site, including industrial redevelopment, that are compatible with the EPA's selected remedy for the Site. This Specific Plan document is one of the key products of that effort, which has also included public outreach efforts and coordination with State, Federal, and local public agencies. Through multiple meetings with the Citizens Participation Committee – a group of interested stakeholders, including business owners, property owners, adjacent property owners, and neighboring residents – as well as ongoing meetings with the Potentially Responsible Parties (identified as the WDIG), the EPA, and other oversight agencies, the City has attempted to develop a planning document designed to meet the diverse goals and objectives of all interested persons and groups.

2.3 Existing Land Uses

Under the City's General Plan, the WDI Site is wholly designated as "Industrial" land use. Industrial areas generally surround the Site to the northwest, west, and south, residential areas exist to the east (primarily

¹ With certain legal exclusions and additions, the term "Brownfield" refers to property on which the expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

outside City boundaries), and a high school (designated in the General Plan as Open Space) borders the site along the northeastern corner.

The City's Zoning Ordinance, Chapter 155 of the City's Municipal Code, identifies the entire WDI Site as being in the M-2, Heavy Manufacturing Zone. Controls for this zone are established in Sections 155.240 through 155.269. Such zoning designation and controls shall continue under this Specific Plan unless specifically identified herein.

According to the Zoning Ordinance, the purpose of the M-2 Zone is to preserve the lands of the city appropriate for heavy industrial uses, to protect these lands from intrusion by dwellings and inharmonious commercial uses, to promote uniform and orderly industrial development, to create and protect property values, to foster an efficient, wholesome and aesthetically pleasant industrial district, to attract and encourage the location of desirable industrial plants, to provide an industrial environment which will be conducive to good employee relations and pride on the part of all citizens of the community and to provide proper safeguards and appropriate transition for surrounding land uses.

2.4 Project Area Designation

The subject Site lies within the former Norwalk Boulevard Redevelopment Project Area, which has been merged into the Consolidated Redevelopment Project, adopted by the Community Development Commission of the City of Santa Fe Springs. As such, any development on the WDI Site is subject to the conditions imposed by the Redevelopment Plan. In addition, any development site plans submitted for the WDI Site are subject to approval by the Planning Commission and Community Development Commission of the City of Santa Fe Springs.

2.5 Site Remediation

Remediation of the Waste Disposal, Inc. Site is to be completed in a manner consistent with the Amended Record of Decision as adopted by the EPA. The selected remedy, identified as Alternative 2 in the Amended ROD, includes the following general components:

1. A Resource Conservation and Recovery Act (RCRA)-equivalent cap over the central area of the Site;
2. Engineered capping systems over areas containing waste materials outside the Dial area;
3. Soil-gas collection, extraction, and treatment systems beneath the RCRA-equivalent cap;
4. Liquids collection, treatment, and disposal for leachate that accumulates at the base of the reservoir over the Dial;
5. Engineering Controls at and/or within existing or new buildings or demolition and removal of buildings and relocation of occupants, if necessary;
6. Gas migration control measures or additional gas extraction systems outside the Dial area;
7. Institutional Controls required by EPA and other regulatory agencies;
8. Long-term groundwater monitoring; and
9. Long-term operations, maintenance, and monitoring of all remedial systems and remedial components.

The Amended ROD anticipates that the WDI Site may be redeveloped at some point in the future by other entities and implementation of the selected remedy is intended to not preclude redevelopment from occurring. The environmental restrictive covenant that EPA anticipates will be recorded on all of the properties at the Site will include a process to enable an owner or developer to seek EPA approval for an exception to one or more of the land use restrictions set forth in the covenant. If a developer proposes to take an action that would disturb the cap, EPA would only approve the action if the developer took all the necessary steps to replace the cap or provide equivalent protection.

2.6 Environmental Restrictive Covenants

The EPA's Amended ROD describes the remedy selected for the cleanup of the WDI Site. This decision follows EPA's extensive investigative work at the Site to evaluate remedial alternatives and its release of the Proposed Plan for the remedy in June 2001. EPA's selected remedy is based on its policy for using containment as the presumptive remedy for landfills. The remedy includes installation of capping systems, environmental control systems for soil gas, liquids, and monitoring systems to address the threats posed by contamination at the Site. In addition, as part of this remedy, institutional controls will be implemented in order to ensure the long-term integrity of the remedy and to prevent exposure to waste remaining at the Site. EPA expects that Environmental Restrictive Covenants (ERCs) will eventually be executed and recorded on all of the properties at the WDI Site. The EPA will oversee compliance with these agreements. Where an ERC has been recorded, the requirements must be integrated into the redevelopment proposal for the Site in order to make them compatible with the Amended ROD.

As stated above, the ERCs will run with the land and will be enforceable under California Law against all future property owners and tenants. Such agreements will provide access to the EPA, the State, and any potentially responsible parties charged with conducting the remedial action and their contractors, for the following purposes:

1. Monitoring the remedial action and operation, monitoring, and maintenance;
2. Verifying any data or information submitted to the EPA or the State;
3. Conducting investigations relating to contamination at or near the Site;
4. Obtaining samples;
5. Assessing the need for, planning, or implementing additional response actions at or near the Site;
6. Assessing implementation of quality assurance and quality control practices as defined in the approved Quality Assurance Project Plans;
7. Implementing the remedial action and operation, monitoring, and maintenance;
8. Assessing compliance with the access easements and environmental restrictions; and
9. Determining whether the Site or other property is being used in a manner that is prohibited or restricted by the environmental restrictions, or that may need to be prohibited or restricted.

Developers will need to review all ERCs that would be affected by a potential development prior to seeking entitlements from the City. While each of the ERCs will be adopted individually and, therefore, may contain slightly different terms and conditions, a sample ERC is attached to this Specific Plan as Appendix H.

The Amended ROD and the Consent Decrees with the Potentially Responsible Parties (PRPs) at the WDI Site have established ERCs that include land and water use restrictions to prohibit and restrict certain activities at the Site unless expressly approved by the EPA. Those entities seeking exceptions to the land and water use restrictions will be required to submit an Application for Exceptions, along with supporting documentation, to the EPA for review and approval. The level of detail required to support an Application for Exceptions may vary depending on the nature and scope of the proposed activity. It is anticipated that the review process for the Application for Exemptions would coincide with the City's entitlement process.

Land Use Regulations

3.1 Statement of Objectives and Policies

It is the intention of the City of Santa Fe Springs to encourage redevelopment of the WDI Site. As such, the cleanup remedy established by the EPA must be implemented prior to or during development or redevelopment of the Site.

The City also wishes to encourage developments at the WDI Site that are viable in both the short- and long-term and which will help eliminate non-conforming buildings and improvements. The City intends to avoid enacting regulations and policies that could compromise the feasibility of redevelopment of the Site.

Finally, the City wishes to ensure that any eventual development of the WDI Site does not adversely impact adjoining or nearby properties. Building setbacks, landscaping, circulation, and parking on the Site should be constructed in such a manner as to remove or minimize any negative outcomes to the surrounding area.

3.2 Proposed Land Uses

The existing General Plan Land Use designation of "Industrial" shall remain in effect at the WDI Site. The zoning for the Site of M-2, Heavy Manufacturing shall also continue for the entire subject Site. Basic controls for this zone are established in Sections 155.240 through 155.269 of the Municipal Code. In addition, certain light manufacturing and/or open space uses would be considered after review by the Planning Commission and the City Council. As stated above, in accordance with the standards and controls established by the Zoning Ordinance and the EPA, the following uses shall not be permitted:

- Day care facilities
- Schools for people aged 21 and under
- Hospitals
- Extended care facilities
- Churches
- All residential uses
- Other uses by sensitive receptors

Permitted principal land uses for the WDI Site include the following, if not in conflict with the Institutional Controls described in the Amended ROD:

- A) Any uses permitted in the M-1 zone, excluding those that would not be compatible with the remedy selected in the Amended ROD;

- B) Oil field equipment manufacture, repair, supply, and exchange;
- C) The manufacturing and processing of the following:
- 1) Abrasives
 - 2) Aircraft and aircraft accessories
 - 3) Aluminum products
 - 4) Automobiles, trucks and trailers
 - 5) Automotive accessories and parts
 - 6) Boats
 - 7) Bricks
 - 8) Burial vaults and caskets
 - 9) Candles
 - 10) Canvas
 - 11) Carpets and rugs
 - 12) Cement products
 - 13) Chalk
 - 14) Clay pipe and clay products
 - 15) Cleaning compounds
 - 16) Composition wallboard
 - 17) Glass, but excluding blast furnaces
 - 18) Glazed tile
 - 19) Graphite and graphite products
 - 20) Hemp products
 - 21) Industrial burners
 - 22) Ink
 - 23) Jute products
 - 24) Linter
 - 25) Metal foil
 - 26) Metal products
 - 27) Missiles and missile components, excluding explosive fuels
 - 28) Motors and generators
 - 29) Oakum products
 - 30) Paraffin products

- 31) Plastics
- 32) Porcelain products
- 33) Pumice
- 34) Putty
- 35) Railroad equipment
- 36) Rubber products
- 37) Sand and lime products
- 38) Sisal products
- 39) Starch and dextrin
- 40) Steel products
- 41) Stone products
- 42) Structural steel products
- 43) Tile
- 44) Wire and wire products
- D) Machinery manufacture, including electrical, agricultural, construction, mining, air conditioning equipment, dishwashers, dryers, furnaces, heaters, stoves and washing machines;
- E) Metal fabricating, heat treating, pickling and stamping;
- F) Cold rolled reduction of steel and the annealing of steel;
- G) Manufacture of lead shot by shot tower process;
- H) Sterilizing and refurnishing of used bedding and upholstered furniture;
- I) Truck driver training schools and automotive equipment training schools;
- J) Machine tool manufacture, including metal lathes, presses and stamping machines, and woodworking machines;
- K) Food products manufacture, including such processes as cooking, roasting, refining and extraction involved in the preparation of such products as cereal, chocolate, cider, coffee, glucose, rice, flour, feed and grain, vegetable oils, and yeast, but not including fish or meat products;
- L) Lumber yards, lumber processing and woodworking, including sawmills, planing mills, plywood, veneering, wood-preserving, and laminating;
- M) Contractors shops, including building, masonry, painting, concrete, electrical, plumbing, refrigeration, roofing, heating, and air conditioning, but excluding open storage yards;
- N) Manufacture of cans, containers, boxes, barrels, bottles, and bags;
- O) Motor vehicle inspection/testing station;
- P) The parking, storage, rental, leasing and sale of boats, recreational trailers and vehicles, mobile homes, and office trailers;
- Q) Truck service or repair; provided that the site utilized does not exceed one acre in size;

- R) Repair garages, body and fender works and auto painting, providing all work is conducted within a completely enclosed structure;
- S) Foundries with furnaces not exceeding a capacity of 500 pounds per furnace or with a total combined capacity not in excess of 1,000 pounds;
- T) Public truck scales;
- U) Manufacturing of liquid detergents;
- V) Public utility service yards; and/or
- W) Other similar uses which the City, after study and deliberation, finds to be consistent with the purpose of the Zoning Ordinance, and which would be similar to the uses listed as permitted uses and would be compatible to those uses. All approved uses must be compatible with the remedy selected in the Amended Record of Decision.

3.3 Development Standards

In addition to existing development standards identified in the City's Zoning Ordinance, the following controls are established for the WDI Site. Three samples of potential development schemes and patterns that meet the requirements identified below are attached as Appendix E. These examples are included for guidance and illustrative purposes and do not preclude other development schemes.

3.3.1 Development on the Dial

The northern-central portion of the WDI site contains a buried, concrete-lined reservoir, the Dial portion of the Site. The approximate location of the Dial is identified in Figure 4. The precise location of the Dial is identified in Appendix D, attached to this Specific Plan.

While the EPA's cleanup remedy does not specifically ban construction of buildings over the top of the Dial, the Amended ROD does require that such construction activities be reviewed by EPA and that any development may not interfere with the approved remedy.

Based on the following issues, it is expected that no permanent structures could feasibly be located over the Dial area:

- (1) Preliminary engineering studies have shown that the soil in its current condition will not support a building due to the viscous and liquid nature of the buried wastes contained by the reservoir;
- (2) The EPA's remedy calls for leaving the buried wastes in place; therefore, the soil in the Dial area cannot be engineered and compacted to enable buildings to be supported; and
- (3) The structural integrity of the Dial cannot be altered in any way; therefore, drilling pilings or building supports through the bottom of the reservoir and into sufficiently compacted soil would not be possible.

As a result, this Specific Plan sets forth the restriction that no permanent structures should be permitted on top of the Dial or within five (5) feet of the top of its walls (see Figure 5). This requirement includes light standards, fences, and walls with footings 12 inches or more below grade. However, should a developer feel that it will be possible to engineer and construct a permanent structure over the Dial that will meet the controls established in the ERCs and ensure the health and safety of those entering the WDI Site, this Specific Plan does not prohibit such developer from submitting plans to the EPA and the City of Santa Fe Springs for review and consideration.

With prior City approval, temporary storage containers and parking uses are allowable on the Dial as well as aboveground landscaping such as potted plantings.

Please refer to the Amended ROD and the *Final Remedial Design* documents for additional design requirements and restrictions for the Dial area.

3.3.2 Minimum Lot Site

Upon any subdivision of the WDI Site, all lots shall conform to the standards of the M-2 Zone

3.3.3 Building Setbacks

As stated above, no building may be built within five (5) feet of the top of the Dial walls, as shown in the figure.

In addition, no building may be located within 75 feet of the northern boundary of the Site between Greenleaf Avenue and western boundary of the high school property. The building setback for the remaining portion of the northern boundary of the Site shall be 20 feet as measured from the property line. Building setbacks along Greenleaf Avenue, Los Nietos Road, and Santa Fe Springs Road shall be 30 feet. Should the Site be subdivided into several properties, the established side, rear, and front yard setback requirements of the M-2 Zone will apply.

3.3.4 Building Height

There is no limit for building height on the Site. However, as identified later in Section 3.3.6, any building that would be located closest to the high school property to the north of the Site would need to provide design and landscaping features that would remove a direct Line of Site to the high school.

Figure 4 – Approximate Location of the Dial

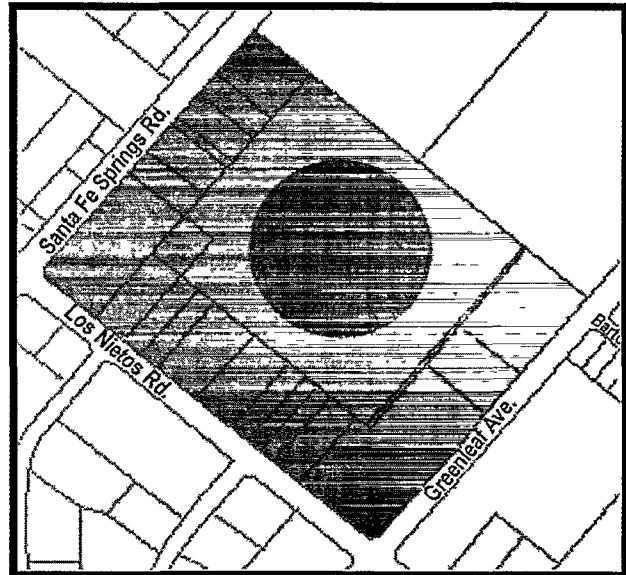
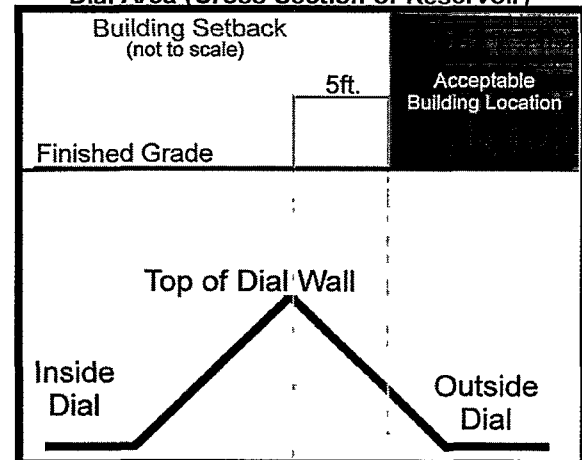


Figure 5 – Required Building Setback Near Dial Area (Cross Section of Reservoir)



3.3.5 Building Mass

There are no minimum or maximum building sizes established by this Specific Plan; however, the largest building or buildings on the WDI Site should be fronted along Santa Fe Springs Road. Buildings that are located along Greenleaf Avenue should be smaller and be less intense in scale than those along Los Nietos Road or Santa Fe Springs Road. The purpose of this requirement is to direct truck traffic to the major arterials surrounding the Site – specifically to encourage the use of Santa Fe Springs Road as a truck route – and to provide a buffer for Greenleaf Avenue as it transitions from an industrial area in the south to residential neighborhoods to the north of the Site.

Buildings must be at least one foot above the top of curb grade or one foot above the 25-year Hydraulic Grade Line whichever is higher. Certain components of the Site remedy will be designed to accommodate maximum probable precipitation (PMP) and 100-year storm events and development plans should integrate these components accordingly. Those seeking to develop on the Site will be required to coordinate with the EPA regarding design issues, to the extent required by any recorded ERCs.

It should be noted that the remedial process conducted to this point does not include performance standards with respect to the structural stability or load bearing capacities for buildings that could be located on the WDI Site. It will be the responsibility of the developer to conduct appropriate geotechnical investigations to facilitate the design of structures on the Site.

3.3.6 Line of Site

It is established that the security of the adjacent high school is a major concern to the operators of the school site as well as the City Council. No building on the WDI Site shall provide a direct line of sight from any windows or the rooftop of a building to any portion of the school property. In addition, landscaping on the northern boundary of the Site adjacent to the school property shall be provided in such a manner as to screen all uses from the high school and provide an effective buffer. Such screening and landscaping shall discourage opportunities for vandalism and should provide sufficient access for maintenance of the landscaping and screening materials.

3.3.7 Site Access & Circulation

Access to the Site shall allow for effective circulation and maneuvering for large vehicles. At least one major access point for trucks shall be provided along Santa Fe Springs Road at a sufficient distance from the intersection of Los Nietos Road to not interfere with on-street circulation. No large truck access shall be provided along Greenleaf Avenue or Los Nietos Road and all ingress and egress points along Greenleaf Avenue shall be as far south as practicable. All loading docks must be screened from view from public streets by the buildings on the Site. Screen walls shall only be used in limited, necessary situations and shall be constructed in such a manner as to discourage opportunities for vandalism and provide sufficient access for maintenance of the screening materials. Street facing walls shall be subject to design review by the City.

Passenger vehicle and light duty truck access points may be provided anywhere along the perimeter of the Site as long as they do not interfere with circulation along the streets and are in compliance with the Zoning Ordinance.

The County of Los Angeles has developed a Countywide Deficiency Plan Toolbox of Strategies for new developments to mitigate Congestion Management Plan (CMP) deficiencies. Developers will be required

to use these strategies to the fullest extent possible from the inception of building plan preparation and Site design. When a developer is developing speculative buildings, the developer will be required to certify that mitigation requirements will be implemented and passed on to tenants and/or future buyers. If a developer cannot meet the mitigation requirements, the developer will be required to pay a mitigation fee to the City for offsite transportation improvements. Said fee will be determined by the City Engineer. It is the responsibility of the developer to propose and implement mitigation measures and provide compliance certification prior to issuance of building permits.

3.3.8 Parking

In accordance with the adopted Zoning Ordinance, parking requirements depend on the proposed use and building type. Parking requirements for the subject Site shall be the same as those required in the Zoning Ordinance, except for buildings in excess of 100,000 square feet of gross floor area that offer warehousing and distribution uses. Such buildings may provide parking on a tiered scale, as identified below:

| Building Size | Number of Spaces Required |
|-------------------------|---|
| First 25,000sf | 1 space per 500sf |
| 25,001 – 100,000sf | 1 space per 750sf exceeding 25,000sf |
| 100,001 – 200,000sf | 1 space per 1,000sf exceeding 100,000sf |
| Anything over 200,000sf | 1 space per 2,000sf exceeding 200,000sf |

For instance, a 100,000 square foot building would require 150 spaces (50 for the first 25,000sf, and 100 for the remaining 75,000sf), whereas a 250,000 square foot building would require 275 spaces (50 for the first 25,000sf, 100 for the next 75,000sf, 100 for the next 100,000sf, and 25 for the final 50,000sf).

Incidental office area(s) for warehousing and distribution facilities exceeding 15% of the gross building area will require one additional parking space for each 300 square feet of floor area exceeding 15%.

It is anticipated that the multi-layer cap over the Dial area will have the strength to support the weight of large vehicles; however, developers, at their own expense, are required to review the Administrative Record for the Site to determine the engineering qualities of the constructed remedy and will need to conduct the engineering studies necessary to authoritatively determine the structural capacity of the cap over the Dial.

Should such review and studies determine that the Dial would support vehicles, placing employee and long term parking facilities over the Dial will be allowed and even encouraged by the City to maximize the developable portion of the WDI Site. It is important again to note that the developer will need to submit all parking designs to the EPA for review and approval to ensure that the construction would be consistent with any recorded ERCs and not detrimental to the protectiveness of the remedy.

Lighting for any parking areas over the Dial area shall be provided by above ground structures on the Dial or by placing lights mounted on buildings outside of the Dial area. No underground electrical wiring will be allowed over the Dial area.

3.3.9 Perimeter Landscaping

In order to enhance the overall character of the City and to provide additional open space, the Planning Commission has instituted an "urban forest" requirement on all new developments. The urban forest

provides raised, meandering, and undulating sidewalks around the perimeters of properties in areas facing city streets. Appropriate street trees and raised lawns shall be planted along the right-of-ways.

In addition, to further encourage the use of the areas as a form of open space, benches and trash receptacles should be placed intermittently near the walkways. The maximum height of the undulations spacing should be between approximately three (3) feet above street grade, with the minimum height being at least one (1) foot above street grade. Sidewalks should be built in a serpentine manner, with the extents moving in five (5) foot horizontal arcs over 125 foot lengths, using six (6) foot wide sidewalks. Street trees should be planted on both sides of the sidewalks. The sidewalks should be sloped at a two (2) percent grade toward exterior of the property to promote drainage from the concrete surfaces.

Figure 6 – Urban Forest Features

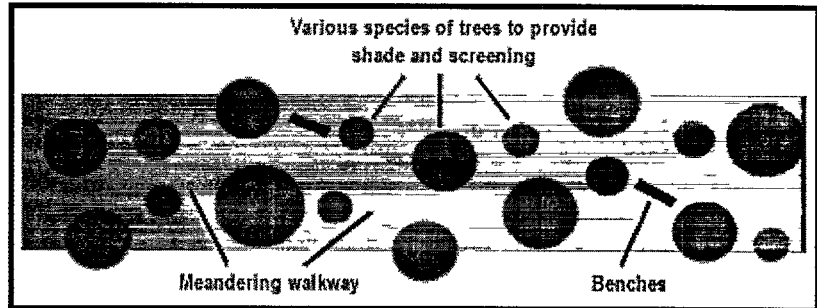
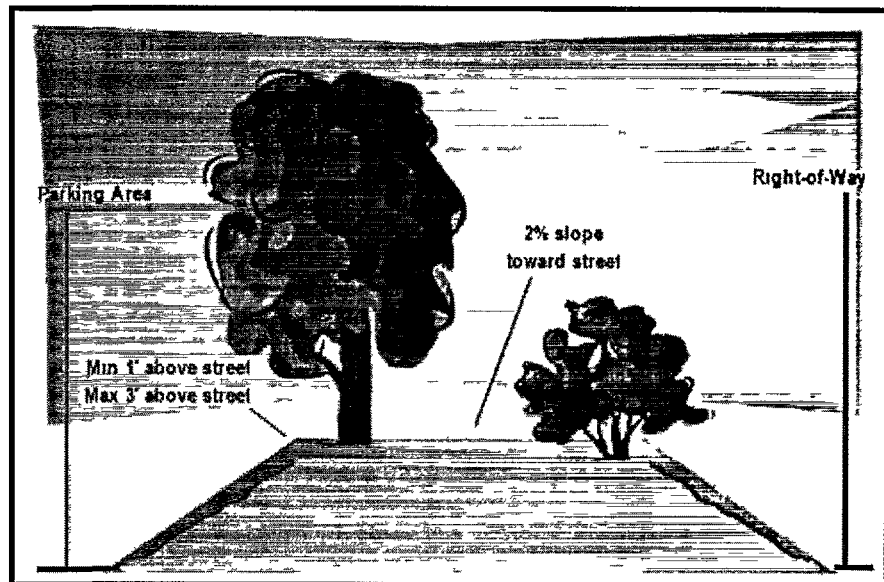


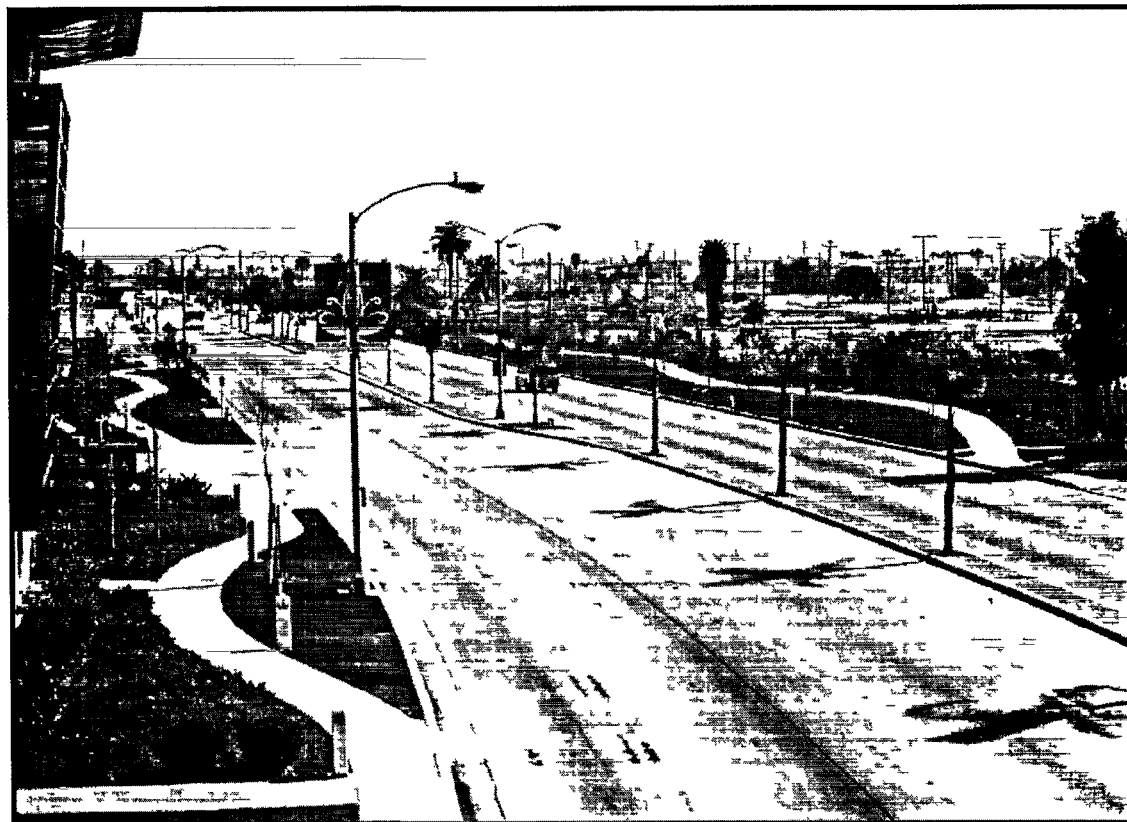
Figure 7 – Cross Section of Urban Forest Raised Walkway



Specific landscaping and irrigation plans for the urban forest must be submitted for approval to the Planning Department prior to development in order to ensure that the proposed development will meet the desired look and feel. Copies of an existing urban forest project, known as the Telegraph Corridor Beautification Project, should be reviewed for an illustration of the type of installation the City would expect. The urban forest area will be considered part of the landscaping setback for the project. Examples of the urban forest concept are included in Figures 6 through 8; however, landscape designers are encouraged to explore alternate layouts.

It should be noted that due to the remedial capping constraints and root depth limitations imposed by the ERCs, landscape designers should pay special attention to the species and characteristics of plantings used on the Site. All landscaping designs will be reviewed by the EPA's Project Coordinator to ensure that they coincide with the approved remedy and any recorded ERCs. Specifically, no deep rooting plants will be permitted that would affect the RCRA Subtitle C Cap over the Dial area or other specific design details contained in the *Final Remedial Design document*.

Figure 8 – Photo of the Urban Forest



3.3.10 Landscaping

Landscaping requirements shall generally follow those identified in the Zoning Ordinance of the City Code and must be consistent with the recorded ERCs and information contained in the Administrative Record, which contain several controls for landscaping and irrigation on the Site.

Landscaping shall be maintained privately and in a manner to allow easy access for regulatory agencies to conduct necessary monitoring. Landscaping over the Dial area must be provided in above ground planters and pots. No in-ground planter areas or permanent, planted vegetation will be allowed over the Dial area.

Vegetation to be used on the WDI Site should minimize the potential for pollens, leaves, seeds, and other debris to migrate or travel offsite. Plantings should also have low water consumption requirements and offer shallow root systems with high absorption ratios. Deep rooting plants – root systems that will penetrate more than two (2) feet below ground surface – shall not be planted above areas of known waste, pursuant to the recorded ERCs and the *Final Remedial Design*. In addition, pesticides and herbicides shall not be applied to the capped areas of the Site or to areas surrounding monitoring points.

Special attention should be paid to the landscaping along the northern boundary of the Site between the WDI Site's eastern boundary and the western boundary of the high school to the north of the Site. Such

landscaping will need to shield the onsite uses from the high school property and will need to block any direct line of site between the WDI Site and the high school. In addition, the landscaping for that portion of the Site shall prevent any drainage from the Site from going onto the high school property by establishing a tiered planter system and a surface canal running along the property lines toward the storm drains on Greenleaf Avenue. Any landscaping and fence or wall designs for that portion of the Site will require one or more meetings with the owners of the high school property to review the proposed landscaping plan. Every effort should be made by a prospective developer to secure approval of the proposed landscaping plan from the owner of the high school property prior to submitting the landscaping plan to the Planning Commission for approval.

3.4 Methane Issues

Methane gas exposure is a significant concern on the Site. As such, proactive measures must be taken to ensure the safety of those using the Site. Any development on the Site shall comply with City Municipal Code Chapter 117. As part of the remedial action, the responsible parties have established methane-monitoring wells throughout the Site, which will serve as partial compliance with the requirements under Chapter 117 for initial soil gas testing prior to development, and therefore, no additional monitoring wells will be required by the City. However, developers will be expected to enact certain mitigation measures, as required by the City's Fire Chief. At a minimum, such mitigation measures will include, but are not limited to, passive venting systems using perforated pipe with monitoring ports under all new buildings on the Site. Under certain circumstances, based on the results of the ongoing methane monitoring conducted by the responsible parties, active venting systems may be required by the City.

It should be noted that ARAR 27 CCR §20931 in the Amended ROD requires methane monitoring inside buildings and in onsite structures such as vaults where gases can accumulate, both adjacent to, and on top of, waste deposit areas. This regulation requires that structures on top of waste be monitored continually.

With the prior approval of the Department of Planning and Development, the Fire Department, and the EPA, the existing methane monitoring wells may be relocated if they interfere with future development plans. The exact location and testing frequency of the relocated methane monitoring wells must comply with any standards established by the EPA and Municipal Code Chapter 117.

Extensive soil gas studies have been conducted on the property by the WDI Group under the direction of EPA; prior to any development on the Site, the results of the studies must be reviewed by the developer with the governmental bodies having jurisdiction over the Site. Any additional soil gas tests that may be required by the oversight agencies, including the City of Santa Fe Springs, must be conducted prior to the issuance of building permits. All appropriate mitigation measures required by the regulatory agencies must be implemented during redevelopment of the Site.

3.5 Excavation & Grading

While it is permissible for a developer to grade the Site during construction, all such grading must be closely coordinated with the EPA. Pursuant to the recorded ERCs, a developer seeking to conduct any onsite grading must seek EPA's prior written approval.

The Administrative Record for the Site contains detailed descriptions of minimum fill thickness that will be permitted over areas of known waste. Potential developers should review these controls as well as the City's

Soils Screening Guidelines to ensure that all constraints are adhered to. In addition, hazardous materials certified and trained crews will be required for any grading and excavation that occurs anywhere on the Site.

Due to the topographical constraints of the Site, it is acknowledged that the entire Site will most likely need to be graded on at least some slope. The portion of the Site over the Dial area must be graded at two percent (2%) to provide for sufficient trench draining away from the Dial area. In all cases, no pooling or ponding shall be allowed over the Dial area. The remaining portions of the Site should be graded at between one-half and one percent (0.5% - 1.0%) and sloped toward the south, west, and east perimeters of the Site. This is intended not only to provide proper trench drainage but also to reduce the apparent mass of buildings on the Site. Parking areas should also be graded up to building frontages to reduce the difference in height between the finished floors of the buildings and street and parking levels.

Building interiors may be sloped between one-half and one percent (0.5% - 1.0%) toward the south, west, and east perimeters of the Site to provide proper drainage and to reduce the difference between the parking areas and the finished floors of buildings.

Drainage shall not be blocked in the street. During all grading, streets shall be swept as frequently as determined by the City Engineer to keep public areas acceptably clean during grading and hauling operations. A street sweeper must be available for this purpose at all times. The sweeper shall be a double-gutter broom, self-loading motor sweeper with spray nozzles. Any soil spillage shall be removed immediately and the area cleaned.

The grading contractor shall install and maintain compacted untreated base material for a minimum distance of 75 feet from the curb face for ingress and egress prior to onsite paving. The thickness of the untreated base shall be a minimum of six (6) inches.

The curb shall be cut where future driveways will be installed. Only the curb cut area shall be used for ingress and egress during grading operations. Access to the Site over curbs shall be prohibited.

The grading contractor will be required to provide flag persons with red vests, hardhats, and signs approved by the City Engineer at any time the Engineer determines that flag persons are necessary for traffic control due to the grading contractor's operations.

The contractor will be required to apply for a temporary water meter during grading and excavation. Application will be made to the City's Finance Department. Failure to obtain a water meter from the City is a violation of the City Code, and punishable by fines and/or imprisonment. Only approved spanner wrenches may be used when operating fire hydrants.

The grading contractor will be required to implement control and high wind measures to mitigate the sources of fugitive dust under Air Quality Management District (AQMD) Rule 403. A list of reasonable, available fugitive dust control measures can be obtained from the Public Works Department.

3.6 Site Drainage

As stated previously, the Site must be graded at a minimum of two percent (2%) over the Dial area and one percent (1%) elsewhere to provide effective drainage. Measures should be taken to prevent storm water

from draining into soils on the Site or from ponding over the Dial area. It is expected that all drainage will be provided through trench drains routed through the parking and circulation areas of the Site. The drainage patterns should pull water away from buildings and the Dial area and carry it through surface canals to the storm drains located on the perimeter of the Site. The surface canals will also be required to direct water flow away from sidewalks and driveways and no concentrated flow over curbs, sidewalks, and driveways will be allowed.

In addition, a drainage canal shall be established between the school property and the WDI Site to prevent any storm or irrigation waters from going onto the school property. Under no circumstances will it be permissible to divert surface water from the Site to another property. All stormwater must be directed into storm drains.

All projects must conform to Chapter 52 of the City Code, and implements the requirements of the approved Standard Urban Stormwater Mitigation Plan (SUSMP). The SUSMP includes a requirement to implement post-construction Best Management Practices (BMPs) to mitigate (infiltrate and treat) the first three-quarters of an inch (3/4") of runoff from all storm events and to control peak flow discharges. All onsite storm systems and filters must be maintained by the property owner.

All catch basins and storm drain inlet facilities must be stamped with the message "No Dumping, Drains to Ocean." per Chapter 52 of the City Code.

All contractors will be required to implement storm water and urban runoff pollution prevention controls, and BMPs on the Site in accordance with Chapter 52 of the City Code. The contractor will also be required to file a Notice of Intent with the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan (SWPPP) as specified in the State of California General Permit for Storm Water Discharges associated with construction activities.

The supervising Grading Engineer for each construction project shall inspect and certify the construction of onsite storm drain and drainage facilities and submit a statement that the completed work is in conformance with the approved Statement of Work grading plan and this Specific Plan prior to building occupancy.

The owner/developer for each project onsite must submit for approval a 24" x 36" drawing to the City Engineer showing the proposed plan and profile of onsite storm drain systems in order to obtain any construction permits. Such drawing must be prepared by a Registered Civil Engineer. Upon completion of a project, the owner/developer will be required to submit a 24" x 36" record drawing, or "As-Built" for approval by the City Engineer. This plan shall be prepared by a Registered Civil Engineer and be reviewed and approved by the City Engineer prior to building occupancy.

The owner/developer will be required to submit to the City Engineer any drainage covenants, private easement documents, or reciprocal drainage provisions in the Covenants, Conditions, and Restrictions (CC&Rs) for cross-lot drainage flows to be recorded in the Office of the County Recorder prior to recording such documents.

No permanent ponding areas will be allowed anywhere on the WDI Site; however, proper indemnification clauses will be required to hold the City harmless for any losses or damages incurred should any flooding

or ponding occur onsite during rainstorms. Minimal temporary ponding will be allowed at the perimeter of the Site in order to treat stormwater prior to entering offsite public storm drains; however, such ponding areas will not be allowed over areas known to contain waste.

The developer must review the Administrative Record to ensure that any surface water management facilities that are installed as part of the Amended ROD are integrated into the development of the Site.

3.7 Recycling

All projects over \$50,000, including tenant improvements, are subject to the requirements of Ordinance 914 to reuse or recycle 75% of all the project waste. Prior to obtaining building permits, contractors will be required to submit a Waste Management Plan to the Planning Department and approval must be obtained prior to initiating construction. Upon completion of construction, prior to obtaining occupancy permits, contractors will be required to submit a report to the Planning Department identifying the actual recycling levels that were obtained.

3.8 Fire Safety

All buildings must be protected by an approved automatic fire sprinkler system. The Planning Department shall approve the location of all double check valves prior to submittal to the Fire Department for review.

All fire sprinkler plans shall have a stamp of approval from the Department of Planning & Development prior to submittal to the Fire Department.

Any buildings that are to be used for high piled storage shall be equipped with required access doors, per Article 81 of the Uniform Fire Code.

Fire Department access roadways will be required to obtain access throughout the Site. Such roadways must be a minimum of 26 feet in width and any turns must provide a sufficient turning radius for fire vehicles.

Such turning radius must be a minimum of 52 feet. Interior gates or fences will not be permitted across required fire access roadways. Onsite fire hydrants, with a minimum flow of 2,500 gallons per minute, must be provided along such Fire Department access roadways.

Prior to submitting building plans to the Building Department or Planning Commission for approval, a preliminary site plan must be approved by the Fire Department for required access roadways and onsite fire hydrant locations. The plan must be on a scale between 1"=20' and 1"=40'. The following dimensions shall be used when planning for fire vehicle access: width of 11 feet, length of 50 feet, height of 12 feet, and a turning radius of 52 feet.

3.9 Public Utilities

A preliminary study has been conducted to determine the potential need for public utilities improvements upon total build out of the WDI Site. It has been determined that existing electrical, sewer, and water capacities are sufficient to accommodate any typical developments that could take place on the WDI Site; however, any prospective developers or property owners have the responsibility to study these issues on their own and at their own expense prior to development.

3.10 Soil Screening & Mitigation

In addition to any soil cleanup standards implemented as part of the remedy, developers are expected to adhere to the City's **Soil Screening Guidelines and Site Mitigation Procedures for Industrial Sites** where not in conflict with, or where required actions are not repetitive of, the EPA's restrictions imposed on the Site. A copy of the City's Soil Screening Guidelines and Site Mitigation Procedures for Industrial Sites is attached to this Specific Plan as Appendix I.

3.11 Other Issues

The use of any septic tanks on the property shall be discontinued and such tanks shall be decommissioned in accordance with local regulations.

Any and all other components of the City's development controls and zoning issues not identified herein, including public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities that would affect the development of the Specific Plan area, are subject to those standard requirements identified in the adopted City Code, General Plan, and Zoning Ordinance.

Implementation Program for the Specific Plan

4.1 Phasing Plan

While it is acknowledged that the development of the WDI Site could occur in several distinct phases, there shall be no required phasing of the development of the WDI Site. Any phases of development would need to fully meet the requirements of this Specific Plan, just as if the Site were developed as a whole. Alternately, developers are required to present a detailed phasing plan to identify how the goals and objectives of this Specific Plan will be accomplished in each phase of development and provide evidence that all of the facets of this Plan will be met upon the completion of the final development phase.

4.2 Development Entitlements

The chart on the following page summarizes the entitlement process for the WDI Site in its most basic format. The process may be modified in the event that a developer sought a Conditional Use Permit or other land use entitlement. In addition, any of the actions identified below could be appealed to the City Council, which would serve to expand the process. It is not possible to predict the time required for the entitlement process, as each project would have individual characteristics, giving each required task a unique timeframe; however, upon receiving preliminary designs for a specific project, the Planning staff would be able to provide an estimate on the time required to complete the entitlement tasks.

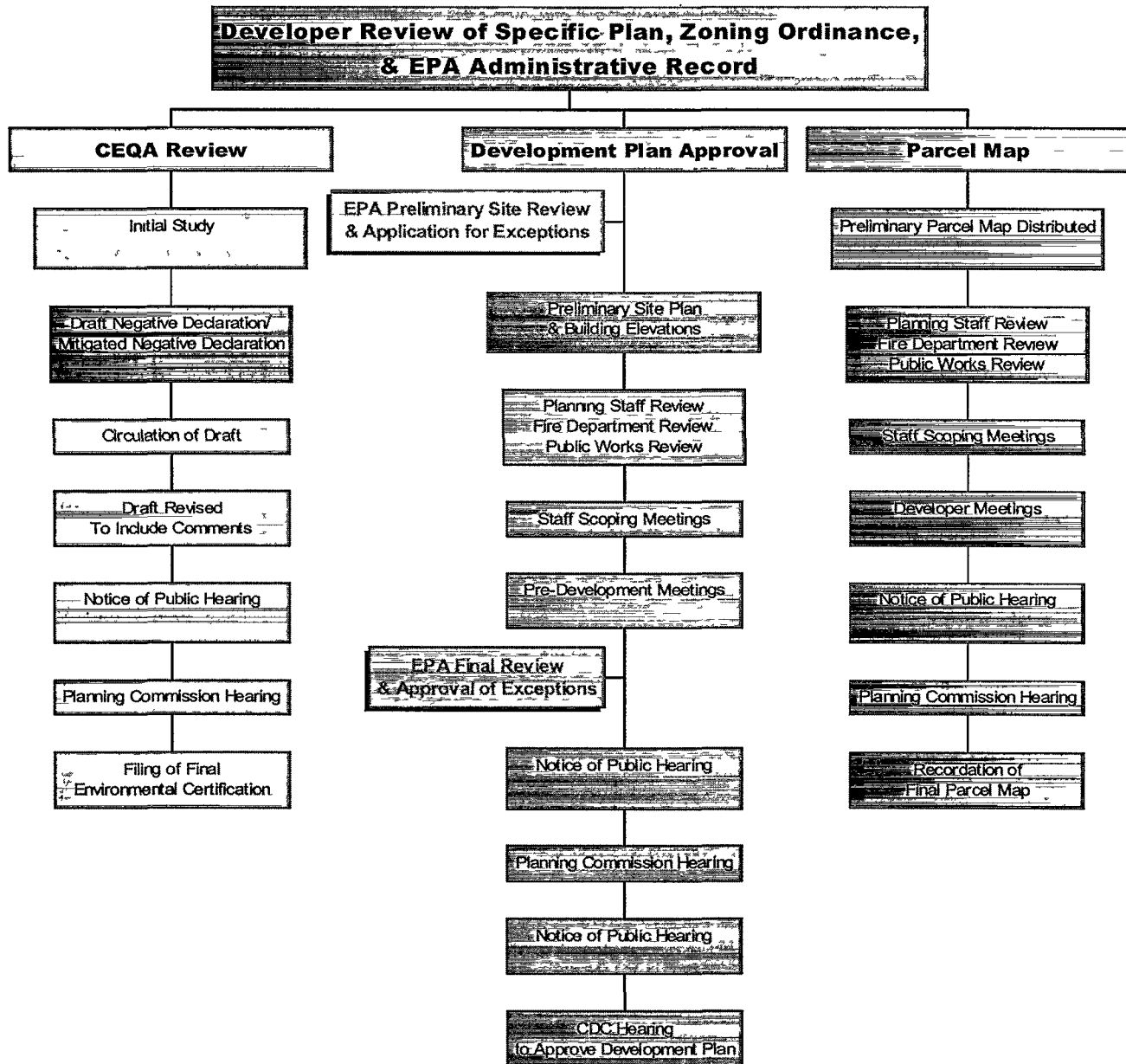
All fees associated with review and processing of entitlements are required to be paid in advance. A copy of the current schedule of fees is available in the Planning Department.

All approved projects (including public works projects), tentative maps, parcel maps, and Zoning Ordinance amendments within the area covered by this Specific Plan must be consistent with the adopted Specific Plan.

Redevelopment on the WDI Site can take place by the current owners of their respective parcels or by other interested parties, following the guidelines set forth in the adopted Specific Plan.

Entitlements Process

WDI Site



4.3 CEQA Compliance

While extensive environmental studies have been performed at the WDI Site by various agencies – including the adoption of an EIR for the General Plan Update, the Subsequent EIR for the Consolidated Project Area, and numerous studies performed by the EPA as part of the remedial action – every property development located on the WDI Site will nevertheless be required to perform an environmental review in accordance with the California Environmental Quality Act (CEQA). At minimum, the environmental review would include the preparation of an Initial Study. If the Initial Study identifies the need to perform a full project-specific, environmental impact report, the required documents shall be prepared.

4.4 Environmental Compliance

The developer/property owners for the Site shall secure, or cause to be secured, all permits and other approvals that may be required by the City and any other governmental agencies having jurisdiction as to the environmental condition of the property. Such agencies will include the EPA, the Regional Water Quality Control Board, and the California State Department of Toxic Substance Control.

Project applicants will be required to submit written covenants stating that, based upon reasonable investigation and inquiry, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation, or other requirements of any federal, State, or local agency having jurisdiction over the WDI Site.

4.5 Hazardous Materials

Hazardous substances are buried on the WDI Site. The depth and character of these wastes are generally known to the EPA, the California State Department of Toxic Substance Control, and the parties responsible for the remedial action of the WDI Site; however, if during the excavation, grading, construction, or use of the property, any hazardous materials, wastes, or substances are uncovered, all work shall be stopped immediately and the area must be immediately evacuated. The property owner must then notify the EPA, DTSC, the City, and other appropriate responsible agencies. Any necessary and appropriate permits shall be obtained prior to moving or handling any potentially hazardous materials or substances. All hazardous materials must be handled by a hazardous materials certified and trained crew. The City will work with the developer/property owners to contact necessary oversight agencies for appropriate actions.

Should any underground tanks be uncovered on the Site, the developer/property owner must contact the City's Certified Unified Program Agency (CUPA) and the Fire Department to obtain the necessary permits and approvals.

5 Specific Plan Amendment Procedures

This Specific Plan may be amended as often as necessary by the City Council pursuant to Section 65453(a) of the Government Code as long as it is found to be consistent with the General Plan (§65454). This Specific

Plan may be amended by the City Council after conducting a duly noticed public hearing, notice of which must be published in a local newspaper of general circulation at least ten (10) days prior to the hearing date.

If an amendment to this Specific Plan would affect the permitted uses or intensity of uses of real property, ten (10) day prior notice of the hearing must also be mailed or delivered directly to each of the following: (1) the owner(s) of the property or the owner's duly authorized agent, and to the project applicant; (2) each local agency expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected; and (3) all owners of real property as shown on the latest equalized assessment roll within 300 feet of the boundaries of the real property that is the subject of the hearing (§65091). However, where the notice to nearby property owners would affect more than 1,000 persons, a 1/8-page newspaper advertisement may substitute for that part of the notice.

An amendment to the Specific Plan may be adopted by resolution of the City Council; however, all changes to this Specific Plan shall be reviewed by the Planning Commission prior to adoption by the City Council.

6 Appendix A - Selected Statutes

SPECIFIC PLAN STATUTES
(Excerpted From The California Government Code)
TITLE 7. Planning and Land Use
DIVISION 1. Planning and Zoning
CHAPTER 3. Local Planning
Article 8. Specific Plans

Section 65450. Preparation of specific plans

After the legislative body has adopted a general plan, the planning agency may, or if so directed by the legislative body, shall, prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan.

Section 65451. Content of specific plans

(a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:

- (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

Section 65452. Optional subjects

The specific plan may address any other subjects which in the judgment of the planning agency are necessary or desirable for implementation of the general plan.

Section 65453. Adoption/amendment procedure

(a) A specific plan shall be prepared, adopted, and amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.

(b) A specific plan may be repealed in the same manner as it is required to be amended.

Section 65454. Consistency with the General Plan

No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan.

Section 65455. Zoning, tentative map, parcel map, and public works project consistency with specific plans

No public works project may be approved, no tentative map or parcel map for which a tentative map was not required may be approved, and no zoning ordinance may be adopted or amended within an area covered by a specific plan unless it is consistent with the adopted specific plan.

7 Appendix B - Legal Description Of The Specific Plan Area

The Specific Plan area shall cover the properties described below. An Assessor's map of the Specific Plan Area follows the descriptions. In brief, the parcels subject to the Specific Plan are all of those properties identified on the County of Los Angeles Assessor's Map Book 8167, Page 2, with the exception of Parcel 8, which is not subject to this Specific Plan.

Assessor's Parcel Number 8167-002-007

THAT PORTION OF LOT 5 OF RESURVEY OF GUNN AND HAZZARD'S PLAT OF THE CULLEN TRACT, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34 PAGE 64 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT, SAID CORNER BEING A POINT IN THE CENTER LINE OF LOS NIETOS ROAD (60 FEET WIDE); THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 1165.00 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT; SAID POINT BEING ON THE CENTER LINE OF SANTA FE SPRINGS WHITTIER ROAD (40) FEET WIDE, THE TRUE POINT OF BEGINNING; THENCE SOUTHWESTERLY 200 FEET ALONG SAID NORTHWESTERLY LINE OF SAID LOT; THENCE SOUTHEASTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT A DISTANCE OF 300 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 200 FEET; THENCE NORTHWESTERLY PARALLEL WITH SAID SOUTHWESTERLY LINE A DISTANCE OF 300 FEET TO THE TRUE POINT OF BEGINNING.

Assessor's Parcel Number 8167-002-021

THAT PORTION OF LOT 5 OF RESURVEY OF GUNN AND HAZZARD'S PLAT OF THE CULLEN TRACT, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34 PAGE 64 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF SANTA FE SPRINGS-WHITTIER ROAD, 40 FEET WIDE, AND LOS NIETOS ROAD, 60.00 FEET WIDE; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF THE LOS NIETOS ROAD, 300 FEET; THENCE NORTHEASTERLY ALONG A LINE PARALLEL WITH SAID CENTER LINE OF SANTA FE SPRINGS-WHITTIER ROAD, 865.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTHWESTERLY ALONG SAID LAST MENTIONED PARALLEL LINE 100.00 FEET, TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO CONTRACTORS READY MIX, RECORDED AUGUST 12, 1957 AS INSTRUMENT NO.321 IN BOOK 55303 PAGE 154, OFFICIAL RECORDS, OF SAID COUNTY; THENCE NORTHWESTERLY PARALLEL TO SAID CENTER LINE OF LOS NIETOS ROAD, 300 FEET, TO A POINT IN SAID CENTER LINE OF SANTA FE SPRINGS-WHITTIER ROAD; THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CENTER LINE 100.00 FEET TO A POINT THAT IS DISTANT 865.00 FEET ALONG SAID CENTER LINE FROM ITS INTERSECTION WITH THE CENTER LINE OF LOS NIETOS ROAD; THENCE SOUTHEASTERLY, PARALLEL TO SAID CENTER LINE OF LOS NIETOS ROAD 300 FEET TO THE TRUE POINT OF BEGINNING.

Assessor's Parcel Number 8167-002-022

PARCEL 1: THAT PORTION OF LOT 5 OF RESURVEY OF GUNN AND HAZZARD'S PLAT OF THE CULLEN TRACT, IN THE CITY OF SANTA FE SPRINGS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34 PAGE 64, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF SANTA FE SPRINGS-WHITTIER ROAD 40.00 FEET WIDE, AND LOS NIETOS ROAD 60.00 FEET WIDE; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF LOS NIETOS ROAD, 300.00 FEET; THENCE NORTHEASTERLY ALONG A LINE PARALLEL WITH SAID CENTER LINE OF SANTA FE SPRINGS -WHITTIER ROAD 757.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTHEASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE 107.50 FEET; THENCE NORTHWESTERLY PARALLEL TO SAID CENTER LINE OF LOS NIETOS ROAD 300.00 FEET TO A POINT IN SAID CENTER LINE OF SANTA FE SPRINGS-WHITTIER ROAD; THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CENTER LINE 107.50 FEET TO A POINT THAT IS DISTANT 757.50 FEET ALONG SAID CENTER LINE FROM ITS INTERSECTION WITH THE CENTER LINE OF LOS NIETOS ROAD; THENCE SOUTHEASTERLY, PARALLEL TO SAID CENTER LINE OF LOS NIETOS ROAD 300.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2: AN EASEMENT TO BE USED IN COMMON WITH OTHERS, FOR ROAD AND UTILITY PURPOSES, OVER A 50.00 FOOT STRIP OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF SANTA FE SPRINGS-WHITTIER ROAD, 40.00 FEET WIDE, AND LOS NIETOS ROAD 60.00 FEET WIDE; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF LOS NIETOS ROAD 300.00 FEET; THENCE NORTHEASTERLY ALONG A LINE PARALLEL WITH SAID CENTER LINE OF SANTA FE SPRINGS-WHITTIER ROAD 707.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTHEASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE 50.00 FEET; THENCE NORTHWESTERLY PARALLEL TO SAID CENTER LINE OF LOS NIETOS ROAD 300.00 FEET TO A POINT IN SAID CENTER LINE OF SANTA FE SPRINGS-WHITTIER ROAD; THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CENTER LINE 50.00 FEET TO A POINT THAT IS DISTANT 707.50 FEET ALONG SAID CENTER LINE FROM ITS INTERSECTION WITH THE CENTER LINE OF LOS NIETOS ROAD; THENCE SOUTHEASTERLY, PARALLEL TO SAID CENTER LINE OF LOS NIETOS ROAD 300.00 FEET TO THE TRUE POINT OF BEGINNING.

Assessor's Parcel Number 8167-002-028 & 8167-002-029

THAT PORTION OF LOT 5 OF RESURVEY OF GUNN AND HAZZARD' S PLAT OF THE CULLEN TRACT, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34 PAGE 64 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF SANTA FE SPRINGS-WHITTIER ROAD, 40.00 FEET WIDE, AND LOS NIETOS ROAD 60.00 FEET WIDE; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF LOS NIETOS ROAD, 300.00 FEET; THENCE NORTHEASTERLY ALONG A LINE PARALLEL WITH SAID CENTER LINE OF SANTA FE SPRINGS-WHITTIER ROAD 500.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTHEASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE 232.50 FEET; THENCE NORTHWESTERLY PARALLEL TO SAID CENTER LINE OF LOS NIETOS ROAD 300.00 FEET TO A POINT IN SAID CENTER LINE OF SANTA FE SPRINGS-WHITTIER ROAD; THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CENTER LINE 232.50 FEET TO A POINT THAT IS DISTANT 500.00 FEET ALONG SAID CENTER LINE FROM ITS INTERSECTION WITH THE CENTER LINE OF LOS NIETOS ROAD; THENCE SOUTHEASTERLY PARALLEL TO SAID CENTER LINE OF LOS NIETOS ROAD 300.00 FEET TO THE TRUE POINT OF BEGINNING.

Assessor's Parcel Number 8167-002-003 & 8167-002-024

PARCEL 1: THAT PORTION OF LOT 5 OF RESURVEY OF GUNN AND HAZZARD' S PLAT OF THE CULLEN TRACT, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34 PAGE 64 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT, BEING THE CENTER LINE OF LOS NIETOS ROAD, 60 FEET WIDE, WHICH POINT IS 300 FEET SOUTHEASTERLY FROM THE POINT OF ITS INTERSECTION WITH THE CENTER LINE OF SANTA FE SPRINGS WHITTIER ROAD (40 FEET WIDE); THENCE NORTHEASTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 300 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT, 125 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 300 FEET TO A POINT IN SAID SOUTHWESTERLY LINE OF SAID LOT; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 125 FEET TO THE POINT OF BEGINNING.

PARCEL 2: THAT PORTION OF LOT 5 OF RESURVEY OF GUNN AND HAZZARD'S PLAT OF THE CULLEN TRACT, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34 PAGE 64 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT, BEING THE CENTER LINE OF LOS NIETOS ROAD, 60 FEET WIDE, WHICH POINT IS 300 FEET SOUTHEASTERLY FROM THE POINT OF ITS INTERSECTION WITH THE CENTER LINE OF SANTA FE SPRINGS WHITTIER ROAD (40 FEET WIDE); THENCE NORTHEASTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 300 FEET, WHICH, IS THE TRUE POINT OF BEGINNING; THENCE CONTINUING IN NORTHEASTERLY DIRECTION, A DISTANCE OF 30 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 125 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 30 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 125 FEET TO THE TRUE POINT OF BEGINNING. THE SOUTHWESTERLY LINE OF SAID PARCEL BEING THE SAME AS THE NORTHEASTERLY LINE OF A PARCEL OF GROUND CONVEYED BY DEED TO LESLIE M. HOLBROOK AND RAYMOND R. HOLBROOK RECORDED IN BOOK 45819 PAGE 251 OF OFFICIAL RECORDS, OF SAID COUNTY.

Assessor's Parcel Number 8167-002-012

THAT PORTION OF LOT 5 OF RESURVEY OF GUNN AND HAZZARD' S PLAT OF THE CULLEN TRACT, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34 PAGE 64 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT, BEING IN THE CENTER LINE OF LOS NIETOS ROAD 60 FEET WIDE DISTANT SOUTHEASTERLY THEREON 425 FEET FROM THE

CENTER LINE OF SANTA FE SPRINGS-WHITTIER ROAD 40 FEET WIDE; THENCE SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY LINE, A DISTANCE OF 75.00 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, A DISTANCE OF 330 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE SAID SOUTHWESTERLY LINE, A DISTANCE OF 75 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE SAID NORTHWESTERLY LINE A DISTANCE OF 330 FEET TO THE SAID POINT OF BEGINNING.

Assessor's Parcel Number 8167-002-011

THAT PORTION OF LOT 5 OF RESURVEY OF GUNN AND HAZZARD' S PLAT OF THE CULLEN TRACT, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34 PAGE 64 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT, BEING IN THE CENTER LINE OF LOS NIETOS ROAD 60 FEET WIDE DISTANT SOUTHEASTERLY THEREON 500 FEET FROM THE CENTER LINE OF SANTA FE SPRINGS-WHITTIER ROAD 40 FEET WIDE; THENCE SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY LINE, A DISTANCE OF 70 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, A DISTANCE OF 330 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE SAID SOUTHWESTERLY LINE, A DISTANCE OF 70.00 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE SAID NORTHWESTERLY LINE A DISTANCE OF 330 FEET TO THE SAID POINT OF BEGINNING.

Assessor's Parcel Number 8167-002-044

THE NORTHWESTERLY 176 FEET, AS MEASURED ALONG THE SOUTHWESTERLY LINE OF THAT PORTION OF LOT 5 OF RESURVEY OF GUNN AND HAZZARD' S PLAT OF THE CULLEN TRACT, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34 PAGE 64 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT, SAID CORNER BEING A POINT IN THE CENTERLINE OF LOS NIETOS ROAD, 60.00 FEET WIDE; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 360.00 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT, 330.00 FEET TO A POINT IN A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT AND DISTANT 330 FEET NORTHEASTERLY THEREOF, AS MEASURED PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE 233.44 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG LAST SAID PARALLEL LINE 404.89 FEET TO A POINT, SAID POINT BEING 570.00 FEET MEASURED ALONG THE NORTHWESTERLY PROLONGATION OF SAID PARALLEL LINE SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF SAID LOT, SAID NORTHWESTERLY LINE BEING THE CENTERLINE OF SANTA FE SPRINGS, WHITTIER ROAD, 40.00 FEET WIDE; THENCE SOUTHWESTERLY 290.00 FEET PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT TO A POINT 40.00 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHWESTERLY LINE OF SAID LOT; THENCE SOUTHEASTERLY PARALLEL TO THE SOUTHWESTERLY LINE OF SAID LOT, 404.94 FEET TO A LINE PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT AND NORTHWESTERLY THEREOF 593.44 FEET MEASURED ALONG THE SOUTHWESTERLY LINE OF SAID LOT; THENCE NORTHEASTERLY ALONG LAST SAID PARALLEL LINE TO THE TRUE POINT OF BEGINNING.

Assessor's Parcel Number 8167-002-043

THAT PORTION OF LOT 5 OF RESURVEY OF GUNN AND HAZARD'S PLAT OF THE CULLEN TRACT, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34 PAGE 64 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT, SAID CORNER BEING THE POINT IN THE CENTERLINE OF LOS NIETOS ROAD, 60.00 FEET WIDE; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 360.00 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 330.00 FEET TO A POINT IN A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT AND DISTANT 330 FEET NORTHEASTERLY THEREOF AS MEASURED PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE 233.44 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG LAST SAID PARALLEL LINE 404.89 FEET TO A POINT, SAID POINT BEING 570.00 FEET MEASURED ALONG THE NORTHWESTERLY PROLONGATION OF SAID PARALLEL LINE, SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF SAID LOT, SAID NORTHWESTERLY LINE BEING THE CENTER LINE OF SANTA FE SPRINGS-WHITTIER ROAD 40.00 FEET WIDE; THENCE SOUTHWESTERLY 290.00 FEET PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT TO A POINT 40.00 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHWESTERLY LINE OF SAID LOT; THENCE SOUTHEASTERLY PARALLEL TO THE SOUTHWESTERLY LINE OF SAID LOT, 404.94 FEET TO A LINE PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT AND NORTHWESTERLY THEREOF 593.44 FEET; MEASURED ALONG THE SOUTHWESTERLY LINE OF SAID LOT; THENCE NORTHEASTERLY ALONG LAST SAID PARALLEL LINE TO THE POINT OF BEGINNING . EXCEPT THEREFROM THE NORTHWESTERLY 176 FEET AS MEASURED ALONG THE SOUTHWESTERLY LINE OF SAID LAND. ALSO EXCEPT THEREFROM THE SOUTHEASTERLY 75 FEET AS MEASURED ALONG THE SOUTHWESTERLY LINE OF SAID LAND.

Assessor's Parcel Number 8167-002-042

THE SOUTHEASTERLY 75 FEET, AS MEASURED ALONG THE SOUTHWESTERLY LINE OF THAT PORTION OF LOT 5 OF RESURVEY OF GUNN AND HAZZARD'S PLAT OF THE CULLEN TRACT, IN THE CITY OF SANTA FE SPRINGS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34 PAGE 64 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT, SAID CORNER BEING A POINT IN THE CENTER LINE OF LOS NIETOS ROAD, 60.00 FEET WIDE; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 360.00 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 330.00 FEET TO A POINT IN A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT AND DISTANT 330 FEET NORTHEASTERLY THEREOF, AS MEASURED PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE 233.44 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG LAST SAID PARALLEL LINE 404.89 FEET TO A POINT, SAID POINT BEING 570.00 FEET, MEASURED ALONG THE NORTHWESTERLY PROLONGATION OF SAID PARALLEL LINE SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF SAID LOT, SAID NORTHWESTERLY LINE BEING THE CENTERLINE OF SANTA FE SPRINGS-WHITTIER ROAD, 40.00 FEET WIDE; THENCE SOUTHWESTERLY 290.00 FEET PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT TO A POINT 40.00 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHWESTERLY LINE OF SAID LOT; THENCE SOUTHEASTERLY PARALLEL TO THE SOUTHWESTERLY LINE OF SAID LOT, 404.94 FEET TO A LINE PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT AND NORTHWESTERLY THEREOF 593.44 FEET, MEASURED ALONG THE SOUTHWESTERLY LINE OF SAID LOT; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING.

Assessor's Parcel Number 8167-002-032

PARCEL 1: THE NORTHWESTERLY 58.36 FEET, AS MEASURED ALONG THE SOUTHWESTERLY LINE OF THAT PORTION OF LOT 5 OF RESURVEY OF GUNN AND HAZZARD'S PLAT OF THE CULLEN TRACT, IN THE CITY OF SANTA FE SPRINGS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34 PAGE 64, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT, SAID CORNER BEING A POINT IN THE CENTER LINE OF LOS NIETOS ROAD, 60.00 FEET WIDE; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 360.00 FEET; THENCE NORTHEASTERLY, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 40.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID PARALLEL LINE 290.00 FEET TO A POINT IN A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT AND DISTANT 330.00 FEET NORTHEASTERLY THEREOF AS MEASURED PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT; THENCE NORTHWESTERLY, ALONG SAID PARALLEL LINE, 233.44 FEET; THENCE SOUTHWESTERLY, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 290.00 FEET TO A POINT IN A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT AND DISTANT 40.00 FEET NORTHEASTERLY THEREOF; THENCE SOUTHEASTERLY, ALONG SAID PARALLEL LINE 233.44 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2: AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES OVER THE NORTHWESTERLY 15.00 FEET OF THE SOUTHEASTERLY 58.36 FEET OF THE NORTHWESTERLY 116.72 FEET, AS MEASURED ALONG THE SOUTHWESTERLY LINE OF THAT PORTION OF LOT 5 OF RESURVEY OF GUNN AND HAZZARD'S PLAT OF THE CULLEN TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34 PAGE 64, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT, SAID CORNER BEING A POINT IN THE CENTER LINE OF LOS NIETOS ROAD, 60.00 FEET WIDE; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 300.00 FEET; THENCE NORTHEASTERLY, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 40.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID PARALLEL LINE 290.00 FEET TO A POINT IN A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT AND DISTANT 330.00 FEET NORTHEASTERLY THEREOF, AS MEASURED PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE 233.44 FEET; THENCE SOUTHWESTERLY, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT, 290.00 FEET TO A POINT IN A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT AND DISTANT 40.00 FEET NORTHEASTERLY THEREOF; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE, 233.44 FEET TO THE TRUE POINT OF BEGINNING.

Assessor's Parcel Number 8167-002-037

PARCEL 1: THE SOUTHEASTERLY 58.36 FEET OF THE NORTHWESTERLY 116.72 FEET; AS MEASURED ALONG THE SOUTHWESTERLY LINE OF THAT PORTION OF LOT 5 OF RESURVEY OF GUNN AND HAZZARD'S PLAT OF THE CULLEN TRACT, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34 PAGE 64 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT,

SAID CORNER BEING A POINT IN THE CENTERLINE OF LOS NIETOS ROAD, 60.00 FEET WIDE; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 360.00 FEET; THENCE NORTHEASTERLY, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT, 40.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID PARALLEL LINE, 290.00 FEET TO A POINT IN A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT AND DISTANT 330.00 FEET NORTHEASTERLY THEREOF, AS MEASURED PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE, 233.44 FEET; THENCE SOUTHWESTERLY, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT, 290.00 FEET TO A POINT IN A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT AND DISTANT 40.00 FEET NORTHEASTERLY THEREOF; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE, 233.44 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2: AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES, OVER, UNDER, AND ALONG THE SOUTHEASTERLY 15.00 FEET OF THE NORTHWESTERLY 58.36 FEET, AS MEASURED ALONG THE SOUTHWESTERLY LINE OF THAT PORTION OF LOT 5 OF RESURVEY OF GUNN AND HAZZARD'S PLAT OF THE CULLEN TRACT, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34 PAGE 64 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT, SAID CORNER BEING A POINT IN THE CENTERLINE OF LOS NIETOS ROAD, 60.00 FEET WIDE; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 360.00 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT, 40.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID PARALLEL LINE 290.00 FEET TO A POINT IN A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT AND DISTANT 330.00 FEET NORTHEASTERLY THEREOF AS MEASURED PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE, 233.44 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT, 290.00 FEET TO A POINT IN A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT AND DISTANT 40.00 FEET NORTHEASTERLY THEREOF; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE, 233.44 FEET TO THE TRUE POINT OF BEGINNING.

Assessor's Parcel Number 8167-002-041

THE SOUTHEASTERLY 116.72 FEET, MEASURED ALONG THE SOUTHWESTERLY LINE; OF THAT PORTION OF LOT 5 OF RESURVEY OF GUNN AND HAZZARD 'S PLAT OF THE CULLEN TRACT OF THE CITY OF SANTA FE SPRINGS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34, PAGE 64 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT, SAID CORNER BEING A POINT IN THE CENTER LINE OF THE LOS NIETOS ROAD, 60.00 FEET WIDE; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 360.00 FEET; THENCE NORTHEASTERLY, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT, 40.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID PARALLEL LINE 290.00 FEET TO A POINT IN A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT AND DISTANT 330.00 FEET NORTHEASTERLY THEREOF AS MEASURED PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE 233.44 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT, 290.00 FEET TO A POINT IN A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT AND DISTANT 40.00 FEET NORTHEASTERLY THEREOF; THENCE SOUTHEASTERLY ALONG LAST MENTIONED PARALLEL LINE, 233.44 FEET TO THE TRUE POINT OF BEGINNING.

Assessor's Parcel Number 8167-002-026 & 8167-002-030 & 8167-002-025 & 8167-002-051

PARCEL A: THAT PORTION OF LOT 5 OF RESURVEY OF GUNN AND HAZZARD' S PLAT OF THE CULLEN TRACT, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34 PAGE 64 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF SAID LOT, SAID CORNER BEING THE INTERSECTION OF LOS NIETOS ROAD AND SANTA FE SPRINGS ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF LOS NIETOS ROAD A DISTANCE OF 300 FEET; THENCE NORTHEASTERLY PARALLEL TO THE CENTER LINE OF SANTA FE SPRINGS ROAD A DISTANCE OF 500 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTHEASTERLY PARALLEL TO THE CENTER LINE OF LOS NIETOS ROAD A DISTANCE OF 125 FEET; THENCE SOUTHWESTERLY PARALLEL TO THE CENTER LINE OF SANTA FE SPRINGS ROAD, A DISTANCE OF 170 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE CENTER LINE OF LOS NIETOS ROAD A DISTANCE OF 843.33 FEET; THENCE NORTHEASTERLY ON A LINE PARALLEL TO THE CENTER LINE OF GREENLEAF AVENUE A DISTANCE OF 835.00 FEET; THENCE NORTH 50 DEGREES 30 MINUTES 00 SECONDS WEST PARALLEL TO THE CENTER LINE OF LOS NIETOS ROAD A DISTANCE OF 968.21 FEET; THENCE SOUTHWESTERLY PARALLEL TO THE CENTER LINE OF SANTA FE SPRINGS ROAD TO A POINT DISTANT NORTHEASTERLY THEREON 757.58 FEET FROM THE SOUTHWESTERLY LINE OF SAID LOT; THENCE NORTHWESTERLY, PARALLEL WITH SAID CENTER LINE OF LOS NIETOS ROAD, A DISTANCE OF 250.00 FEET TO

THE SOUTHEASTERLY LINE OF SANTA FE SPRINGS ROAD AS IT EXISTED ON JANUARY 23, 1968; THENCE SOUTHWESTERLY, ALONG SAID ROAD 25.00 FEET; THENCE SOUTHEASTERLY PARALLEL WITH SAID CENTER LINE OF LOS NIETOS ROAD TO A LINE THAT IS PARALLEL WITH THE CENTER LINE OF SANTA FE SPRINGS ROAD AND DISTANT SOUTHEASTERLY 300 FEET THEREFROM, ALSO SAID LINE PASSING THROUGH SAID TRUE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE, TO THE TRUE POINT OF BEGINNING.

PARCEL B: PARCEL 3 OF PARCEL MAP NO.14608, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 149 PAGES 6 TO 8 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel Number 8167-002-050

PARCEL 2 OF PARCEL MAP NO.14608, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 149 PAGES 6 TO 8 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel Number 8167-002-004

THAT PORTION OF LOT 5 OF RESURVEY OF GUNN AND HAZZARD' S PLAT OF THE CULLEN TRACT, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34 PAGE 64 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT, SAID CORNER BEING A POINT IN THE CENTER LINE OF LOS NIETOS ROAD (60 FEET WIDE); THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT, SAID POINT BEING THE CENTER LINE OF SANTA FE SPRINGS-WHITTIER ROAD, (40 FEET WIDE), AND THE TRUE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 500 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE SOUTHWESTERLY LINE OF SAID LOT, A DISTANCE OF 300 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, A DISTANCE OF 500 FEET, TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 300 FEET TO THE TRUE POINT OF BEGINNING.

Assessor's Parcel Number 8167-002-049

PARCEL 1 OF PARCEL MAP NO.14608, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 149 PAGES 6 THROUGH 8 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

8 Appendix C - Copy of Adopting Resolution

9 Appendix D – Location of the Dial

10 Appendix E – Sample Site Designs

Reduced versions of the Sample Site Designs are attached behind this page. For larger versions of the designs, please contact the Planning Department.

11 Appendix F – Ordinance 915 Stormwater Mitigation Requirements

12 Appendix G – Ordinance 914 Recycling Requirements

13 Appendix H – Sample Environmental Restrictive Covenant

14 Appendix I – Soil Screening Guidelines & Site Mitigation Procedures for Industrial Sites